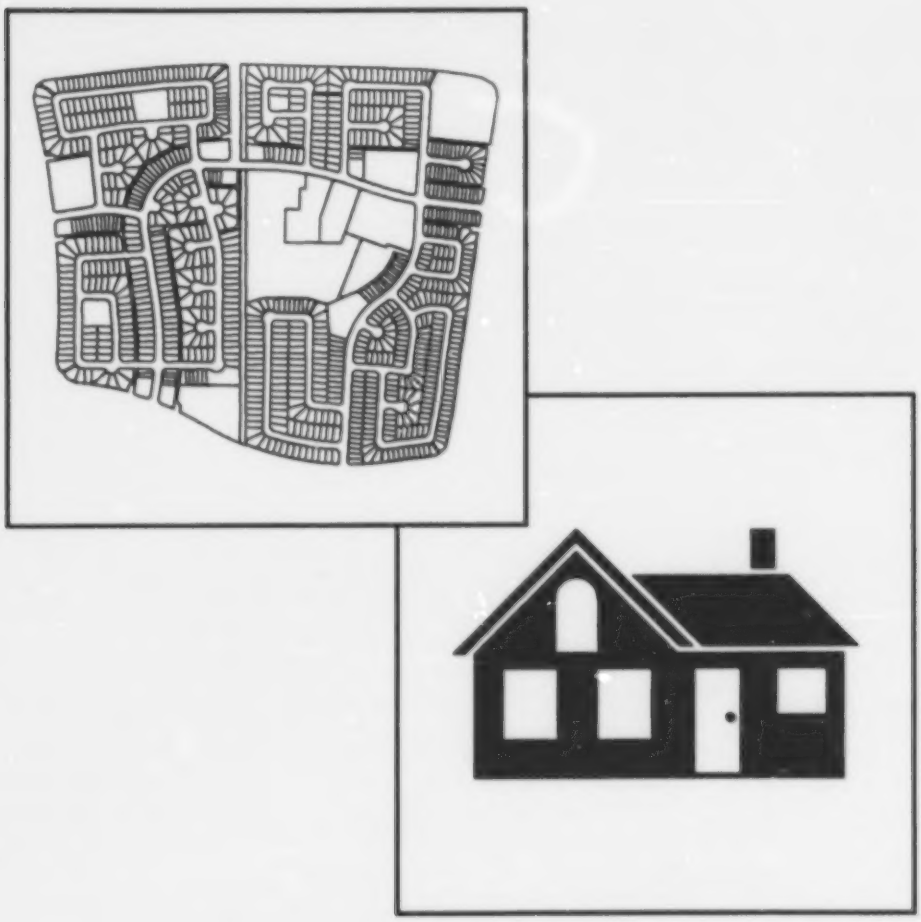
1990
Status of Residential Land Report



December, 1990

THE CITY OF Edmonton PLANNING AND DEVELOPMENT

STRATEGIC PLANNING BRANCH

City of Edmonton

STATUS OF RESIDENTIAL LAND

1990

December 1990

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EXECUTIVE SUMMARY

The Status of Residential Land report 1990 is an inventory of the vacant residential land in the Area Structure Plan (ASP) areas and a record of the annual absorption of serviced lots as measured by building permit approvals. The report is prepared on an annual basis and can be used as a comparison to previous years.

1. Supply of Serviced Lots

At the end of 1990, there was vacant, serviced residential land with a capacity of 18,076 potential dwelling units (pdu) in the ASP areas of the city, down approximately 2% (18,426) from 1989 (Table 1).

Included in this figure is servicing of 2,232 single family units in 1990 (Table 4-3) and actual 1990 absorption of 2,537 units as measured by building permit approvals (Table 4-5).

Table 1
Supply of Serviced Lots
(Measured in Potential Dwelling Units)

	1987	1988	1989	1990
Single Family	3,625	3,287	3,011	3,173
Row Housing	4,336	4,339	4,392	4,232
Apartments	11,700	11,104	11,023	10,695
TOTAL	19,661	18,730	18,426	18,076

2. Building Permit Activity

Building permits for all housing units in 1990 in ASP areas were up 19% (2,537) over the 1989 (2,122) total. Building permit approvals for single family units in ASP areas improved further in 1990 (2,166) compared to 1989 (1,944) (Table 2). There were 186 row housing units, and 185 apartment units approved in 1990.

NOTE: More detailed information on development in each ASP is available from the Planning and Development Department, Forecasting and Policy Development Group, at 428-3572, or the Area Structure Plan Neighbourhood Data Tables for 1990.

Table 2
Building Permit Activity
(Measured in Potential Dwelling Units)

	1987	1988	1989	1990
Single Family	1,725	1,760	1,944	2,166
Row Housing	72	154	139	186
Apartments	-	174	39	185
TOTAL	1,797	2,088	2,122	2,537

3. Subdivision Registrations

Subdivision registration in the ASP areas produced 2,123 new lots in 1990.

Table 3
Residential Subdivision Plan Registration
(Measured in Potential Dwelling Units)

	1987	1988	1989	1990
Single Family	1,401	1,403	2,535	2,008
Row Housing	49	255	70	115
Apartments	-	-	-	-
TOTAL	1,450	1,658	2,426	2,123

4. Servicing Activity

Servicing in the ASP areas almost doubled in 1990, increasing to 2,232 single family lots.

The higher servicing levels resulted from approximately 1,400 lots that were approved to be serviced in 1989 yet did not have all servicing requirements completed in that year.

Table 4
Residential Land Servicing
(Measured in Potential Dwelling Units)

	1986	1987	1988	1989	1990
Single Family	1,035	1,335	1,311	1,072	2,232
Row Housing	250	49	255	52	-
Apartments	-	-	-	-	-
TOTAL	1,285	1,384	1,566	1,124	2,232

5. City Owned Land

Supply of Vacant Serviced City Owned Land

The City owned 280 vacant serviced single family lots and land with a development potential of 4,490 multi-family units in the ASP areas. Most of this land is located in Mill Woods. The lot supply declined from 5,647 units in 1989, reflecting city land sales and changes to the City data base.

Table 5
Supply of City Owned Serviced Land
(Measured in Potential Dwelling Units)

	1987	1988	1989	1990
Single Family	966	356	210	280
Multi-Family	7,377	6,948	5,437	4,490
TOTAL	8,343	7,304	5,647	4,770

1. SCOPE OF THE REPORT

1.1 Purpose

The Status of Residential Land report, prepared annually since 1971 by the Planning and Development Department, is an inventory of the vacant residential land in the newer suburban areas of the city (the Area Structure Plan or ASP areas, see Map) and a record of the annual demand for serviced lots as measured by the building permit approval totals.

1.2 Report Organization

Lot totals are aggregated by a neighbourhood and then presented on an ASP area basis. For example, totals for Burnewood (a neighbourhood), are calculated, but only the complete tally for Mill Woods (an ASP area containing Burnwood) is presented in the report. Detailed information by neighbourhood is available in the supplementary report "Status of Residential Land, Area Structure Plan Neighbourhood Data".

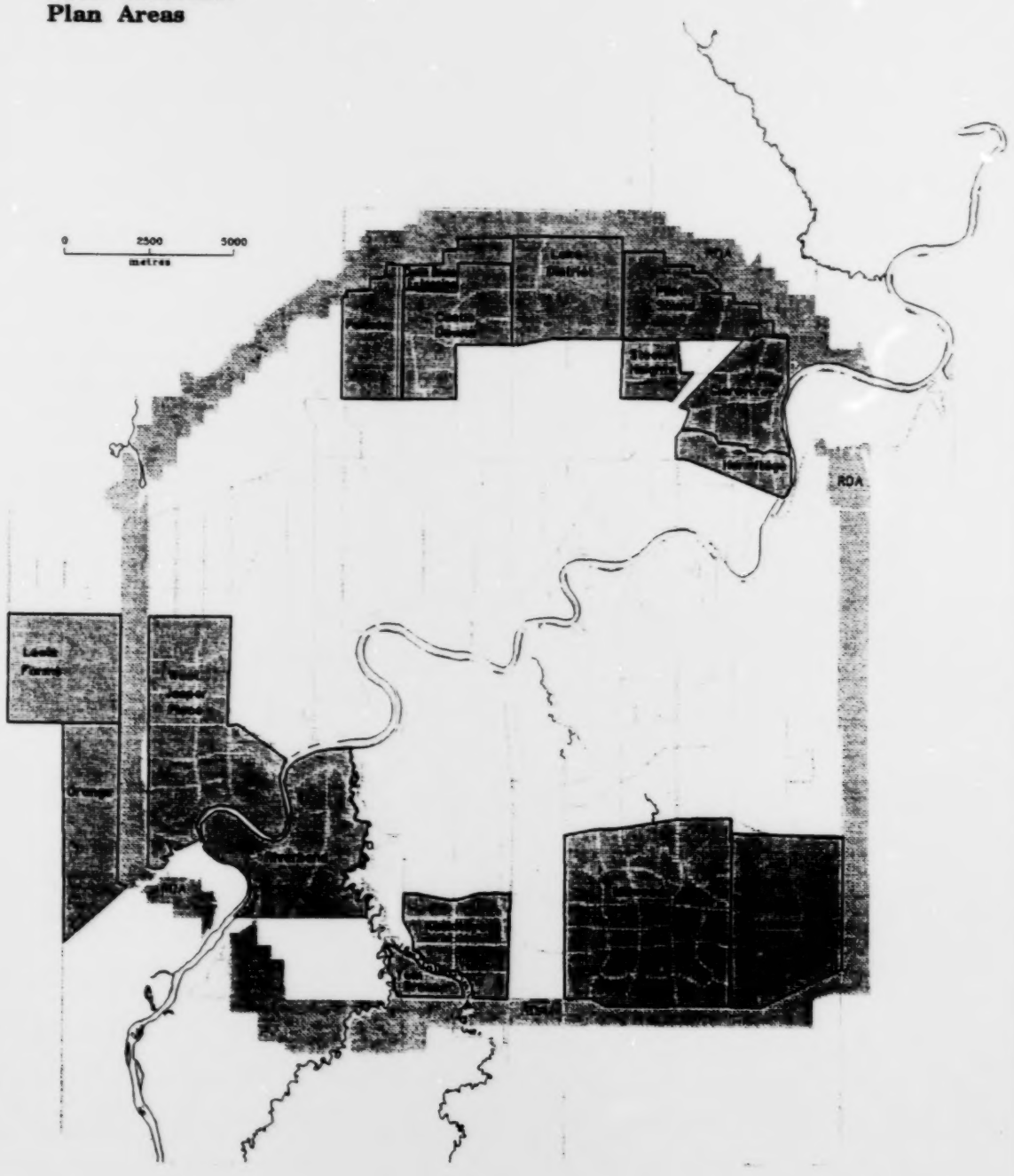
Occasionally, reference to the "built up areas" of the city will appear. This refers to the older parts of the city and the mature suburbs developed before about 1970.

Subdivided land means that the land in question has not yet received all City approvals but has been registered with the Alberta Land Titles Office. If the subdivision is not registered, for the purpose of this report it does not exist. A single family lot is considered serviced when the servicing extensions are in place and a multi-family is serviced lot when the trunk line passes in a street abutting the site. More definitions and data sources are provided in Chapter 2. A map showing the boundaries of the ASP areas is provided on the following page.

The supply of multi-family units is calculated by multiplying the size of the parcel in hectares by the permitted density for the districting (zoning) on the parcel. Row hosing can be developed at 42 units per hectare and apartment housing at an average of about 126 units per hectare (although in certain districts, up to 425 units per hectare are permitted).

NOTE: More detailed information on development in each ASP area is available from the Planning and Development Department, Forecasting and Policy Development Group 428-3572.

City of Edmonton
Residential
Area Structure
Plan Areas



THE CITY OF
Edmonton
PLANNING AND DEVELOPMENT
STRATEGIC PLANNING BRANCH

2. DATA, SOURCES AND DEFINITIONS

2.1 Data and Data Sources

Data for this report were obtained from various City departments. Data from different department sources may not be entirely comparable. Report users should be aware of this fact when using and interpreting the data. Data and data sources are listed below.

The Office of the City Assessor is the source of statistics used to produce estimates of the number of dwelling units by type of structure in the city.

The Building Inspection Branch of the Planning and Development Department is the source of all statistics on building permits issued. The Land Management and Systems Branch of the Planning and Development Department is the source of statistics on all City-owned residential land. This department is the source of data on municipal servicing and raw land. Calculations, using data from other sources, have been made by the Department.

2.2 Definitions

"Area Structure Plans" (ASP) areas include both designated outline plan areas and legally designated area structure plan areas in Edmonton. Some older outline plan areas that are fully or nearly fully developed (eg. Duggan) have not been included. All outline plan and area structure plan areas included in this report are listed on Table 3-1.

"Built-up area" refers to the combined areas of Edmonton within the boundaries of the city prior to annexation on January 1, 1982, that do not fall within an area structure plan area as defined above.

"Dwelling units are measured by building permit approvals" refers to the number of dwelling units for which building permits have been issued by the Building Inspection Branch. It is stressed that issuance of a building permit does not guarantee that the permit will be acted on. A small proportion of permits issued are allowed to lapse while others are superseded by new permits.

"Potential dwelling units (pdu)" refers to the maximum possible number of dwelling units that may be developed on residential land under the terms of the Land Use Bylaw. For single family dwellings, duplex and semi-detached dwellings in RF1, RF2, RF3, RF4 and RPL land use

districts, this number is the same as the number of registered lots in a plan of subdivision. For row and apartment dwellings, an estimate is taken by multiplying the gross area of a parcel of land by the maximum number of dwelling units per hectare of land permitted in the appropriate land use district. For example, land districted under the Land Use Bylaw as RF5 has a maximum development potential of 42 dwelling units per hectare. Hence, a maximum of 84 dwelling units (2x42) may be built on a 2 hectare parcel. Normally row housing is built on a land with a land use districting of RF5 or RF6 and apartment housing is built on land with a land use districting of RA7, RA8 or RA9. It should be noted too, that many new developments contain fewer dwelling units than the maximum permitted under the Land Use Bylaw.

"Vacant serviced land" refers to vacant registered parcels of residential land which have or could have been released by the Land Development Branch for the issuance of building permits. This means complete underground servicing to all lots and, as a minimum, gravelled access roads. Note that this definition has slightly different implications for single family and multi-family sites. In the case of multi-family sites, services need only be provided in the road passing by the site.

"Vacant subdivided land" refers to vacant registered parcels of residential land. Registered land refers to land legally established within a plan of subdivision as recorded in the Alberta Land Titles Office. The figures reported include vacant serviced land, as described above, as well as vacant unserviced land.

3. RESIDENTIAL DEVELOPMENT IN THE CITY OF EDMONTON

3.1 Total Housing Stock

Development activity increased in 1990 over 1989. Building permit approvals for the whole city totalled 3,410 units, a 7.5% increase over 1989. Of this total, 2,537 permits were approved in the ASP areas and 873 in the built-up city areas.

Demolitions increased to 162 from 154 in 1989, with 2 units being demolished in the ASP areas and 160 in the built-up areas.

3.2 Mix of New Development

Single family and semi-detached units accounted for 75% (2,569) of all permits approved in 1990, while row housing accounted for 6% (206) and apartments 19% (635).

In the ASP areas, single family and semi-detached units accounted for 86% (2,166) of permit approvals, with row housing accounted for 7% (186) and apartments 7% (185). (See also Section 4.5).

In the built-up city areas, single family and semi-detached units accounted for 46% (403) of permit approvals, row units 2% (20) and apartments 52% (450).

Table 3-1
Building Permits Issued in the City of Edmonton, 1988 - 1989

	1989			1990			1989 - 90 % Change
	Built-Up Areas	ASP Areas	Total	Built-Up Areas	ASP Areas	Total	
Single Family and Semi-Detached Units	567	1,944	2,511	403	2,166	2,569	2.3
Row Housing Units	124	139	263	20	186	206	-21.6
Apartment Units	358	39	397	450	185	635	59.9
Total Units	1,049	2,122	3,171	873	2,537	3,410	7.5
Demolitions	149	5	154	160	2	162	5.2

4. RESIDENTIAL DEVELOPMENT IN THE AREA STRUCTURE PLAN AREAS

4.1 Residential Subdivision Plan Registrations

Subdivision activity declined in 1990, with 2,123 potential dwelling units being registered compared to 2,426 in 1989. (See Table 4-1).

Riverbend had the largest share of registrations with 516 pdu or 24% of the total, followed by Mill Woods with 480 pdu or 23% and West Jasper Place with 366 or 17%.

All other ASP areas had less than 250 pdu registered, with Castle Downs and the Palisades having no subdivision registrations.

4.2 Supply of Vacant Subdivided Residential Land

Since virtually all of the vacant subdivided lots in the ASP areas are also serviced, the discussion in Section 4.4, applies here, as well. (See Table 4-2). However, in some ASPs, such as the Lake District and Mill Woods' lots were registered but servicing did not take place in 1991.

4.3 Residential Land Servicing

This section discusses 1990 servicing and how this activity relates to newly registered subdivisions.

1990 Servicing Activity

Total servicing activity for 1990 was 2,232 pdu, compared to 1,124 pdu in 1989. The 1990 activity consisted of all single family lots. (See Table 4-3).

The large increase in servicing activity in 1990 resulted from an overhang of lots that had servicing agreements completed in 1989 but were not completely serviced in that year.

Mill Woods had the most lots serviced with 563 lots or 25%, followed by Riverbend with 449 lots (20%) and Twin Brooks with 314 lots (14%). West Jasper Place had 299 lots serviced or 13%, while the Lake District had 218 lots of 6% and Clareview, Hermitage and Steele Heights had 99 lots or 4%.

TABLE 4-1

Annual Residential Subdivision Plan Registration Activity in Area Structure Plan Areas 1989-1990, (Measured in Potential Dwelling Units)

Area Structure Plan Areas	1989				1990			
	Single,Semi Duplex Units	Row Units	Apart. Units	Total Units	Single,Semi Duplex Units	Row Units	Apart. Units	Total Units
Castle Downs	0	0	0	0	0	0	0	0
Castle Downs Ext.	81	52	0	133	88	0	0	88
Clareview,Hermitage Steele Heights	58	0	0	58	52	0	0	52
Kaskitayo	19	0	0	19	0	0	0	0
Lake District	158	0	0	158	226	0	0	226
The Meadows	132	0	0	132	87	0	0	87
Mill Woods	340	0	0	340	480	0	0	480
The Palisades	131	0	0	131	0	0	0	0
Pilot Sound	147	0	0	147	91	83	0	174
Riverbend	548	0	0	548	516	0	0	516
Twin Brooks	182	0	0	182	134	0	0	134
West Jasper Place	560	18	0	578	334	32	0	366
ASP AREAS TOTAL	2356	70	0	2426	2008	115	0	2123

Source: City of Edmonton, Transportation Department

TABLE 4-2

Year End Supply of Vacant Subdivided Residential Land in Area Structure Plan Areas, 1989-1990, (Measured in Potential Dwelling Units)

Area Structure Plan Areas	1989				1990			
	Single,Semi Duplex Units	Row Units	Apart. Units	Total Units	Single,Semi Duplex Units	Row Units	Apart. Units	Total Units
Castle Downs	72	173	314	559	61	197	242	500
Castle Downs Ext.	44	0	0	44	130	0	0	130
Clareview,Hermitage Steele Heights	244	1206	1073	2523	175	1073	1073	2321
Kaskitayo	121	467	1606	2194	112	467	1606	2185
Lake District	236	84	0	320	363	36	0	399
The Meadows	190	0	0	190	261	0	0	261
Mill Woods	771	1225	6278	8274	779	1109	6193	8081
The Palisades	61	0	0	61	7	0	0	7
Pilot Sound	33	0	0	33	79	74	0	153
Riverbend	576	456	0	1032	700	456	0	1156
Twin Brooks	28	0	0	28	147	0	0	147
West Jasper Place	678	804	1833	3315	769	796	1581	3146
ASP AREAS TOTAL	3054	4415	11104	18573	3583	4208	10695	18486

Source: City of Edmonton, Planning and Development Department

TABLE 4-3

Annual Residential Servicing Activity in Area Structure Plan Areas, 1989-1990, (Measured in Potential Dwelling Units)

Area Structure Plan Areas	1989				1990			
	Single,Semi Duplex Units	Row Units	Apart. Units	Total Units	Single,Semi Duplex Units	Row Units	Apart. Units	Total Units
Castle Downs	0	0	0	0	0	0	0	0
Castle Downs Ext.	81	52	0	133	0	0	0	0
Clareview,Hermitage Steele Heights	0	0	0	0	99	0	0	99
Kaskitayo	0	0	0	0	0	0	0	0
Lake District	106	0	0	106	218	0	0	218
The Meadows	132	0	0	132	132	0	0	132
Mill Woods	6	0	0	6	563	0	0	563
The Palisades	131	0	0	131	0	0	0	0
Pilot Sound	80	0	0	80	158	0	0	158
Riverbend	270	0	0	270	449	0	0	449
Twin Brooks	0	0	0	0	314	0	0	314
West Jasper Place	266	0	0	266	299	0	0	299
ASP AREAS TOTAL	1072	52	0	1124	2232	0	0	2232

Source: City of Edmonton, Public Works Department

TABLE 4-4

Year End Supply of Vacant Serviced Residential Land in Area Structure Plan Areas, 1989-1990, (Measured in Potential Dwelling Units)

Area Structure Plan Areas	1989				1990			
	Single,Semi Duplex Units	Row Units	Apart. Units	Total Units	Single,Semi Duplex Units	Row Units	Apart. Units	Total Units
Castle Downs	72	173	314	559	39	197	242	478
Castle Downs Ext.	103	0	0	103	49	0	0	49
Clareview,Hermitage Steele Heights	153	1206	1073	2432	149	1073	1073	2295
Kaskitayo	121	467	1606	2194	112	467	1606	2185
Lake District	236	84	0	320	299	36	0	335
The Meadows	218	0	0	218	214	0	0	214
Mill Woods	617	1202	6197	8016	737	1109	6193	8039
The Palisades	61	0	0	61	7	0	0	7
Pilot Sound	33	0	0	33	95	74	0	169
Riverbend	576	456	0	1032	599	456	0	1055
Twin Brooks	28	0	0	28	193	0	0	193
West Jasper Place	793	804	1833	3430	680	796	1581	3057
ASP AREAS TOTAL	3011	4392	11023	18426	3173	4208	10695	18076

Source: City of Edmonton, Planning and Development Department

For the second year in a row, both Castle Downs and Kaskitayo did not have any lots serviced. Castle Downs Extension and The Palisades also did not have any servicing activity in 1990.

4.4 Supply of Vacant Serviced Residential Land

As of December 31, 1990, the City of Edmonton had a total of 18,076 vacant serviced residential potential dwelling units. This was a decrease of 1.9% in the residential lot supply from the 1989 total (18,426 pdu). The 1990 total was comprised of 10,695 potential apartment units or 59% of the total lot supply. Potential row units accounted for 23% (4,208 pdu) and potential single family units for 18% (3,173 pdu).

The supply of potential apartment units decreased by 328 pdu in 1990 due to redistricting changes which occurred and permits for apartments of 185 units. The supply of potential row units decreased slightly to 4,208 pdu and the supply of potential single family units increased by 5% in 1990 to 3,173 pdu.

The ASP with the largest number of vacant serviced potential dwelling units was Mill Woods with 45% (8,039 pdu) of the total city supply followed by West Jasper Place with 17% (3,057 pdu), Clareview, Hermitage, Steel Heights with 13% (2,295 pdu), Kaskitayo with 12% (2,185 pdu) and Riverbend with 6% (1,055 pdu). All other ASP areas had considerably less vacant serviced potential dwelling units. (See Table 4-4).

Mill Woods had the largest number of potential apartment units with 6,193 pdu or a 58% share of the apartment potential dwelling unit total. Kaskitayo had the second largest vacant total with 1,606 potential apartment units or 15% of the potential apartment unit total and West Jasper Place has 1,581 potential apartment units or 15%. All other ASP areas had considerably less.

Mill Woods had the largest percentage of vacant serviced subdivided row units with 26% (1,109 pdu) followed closely by Clareview with 25% (1,073 pdu), West Jasper Place had 19% (796 pdu), followed by Kaskitayo with 11% (467 pdu) and Riverbend had 11% (456 pdu).

When describing the share of vacant potential serviced single family units, Mill Woods had the largest share with 23% (737 pdu) followed by West Jasper Place with 21% (680 pdu), Riverbend with 18% (599 pdu) and the Lake District with 9% (299 pdu).

4.5 Residential Building Permits

ASP Building Permit Activity

For the fourth year in a row, Mill Woods captured the largest number of building permits issued (617) to any ASP area with 24% of the total West Jasper Place had the second highest number of permits issued at 483 (19% of total) followed by Riverbend at 434 permits (17% of total).

There were 186 row permits issued in 1990, 139 in Mill Woods, 30 in Clareview, Hermitage and Steele Heights, 9 in Pilot Sound, and 8 in West Jasper Place.

4.6 Building Permit Housing Stock in the Area Structure Plan Areas

Single family and semi-detached units accounted for half (45,784) of the total housing stock in the ASP areas, while row units accounted for 22% (19,873) and apartments 26% (22,838). The housing stock in 1990 grew by 3% over 1989 (85,957). (See Table 4-6).

Overall, Mill Woods had the largest share with 33% (29,424) of the present housing stock, followed by West Jasper Place with 19% (17, 674), Clareview, Hermitage and Steele Heights with 13% (11,818), Castle Downs with 12% (10,476), Kaskitayo with 10% (9,126), Riverbend with 6% (5,293) and Lake District at 3% (2,355).

In single family and semi-detached dwellings, Mill Woods was the leader with 33% (15,172) of the housing stock. This percentage was nearly twice as great as West Jasper Place, the second leading area of single family stock at 17% (8,115), followed by Castle Downs with 14% (6,261), Clareview, Hermitage, and Steele Heights at 10% (4,730), Kaskitayo at 8% (3,585), Riverbend at 8% (3,743) and Lake District at 5% (2,195).

The largest amount of row housing stock was found in Mill Woods with 29% (5,756) but West Jasper Place also had a significant amount with 23% (4,536), followed by Clareview, Hermitage, Steele Heights at 20% (3,894), Castle Downs with 13% (2,530), Kaskitayo at 11% (2,149), Riverbend at 3% (629) and Lake District at 1% (160).

Ranking of the ASP areas by apartments had Mill Woods as the leader with 37% (8,496) of the present apartment stock, followed by West Jasper Place with 22% (5,023), Kaskitayo with 15% (3,392), Clareview, Hermitage, and Steele Heights with 14% (3,194), Castle Downs with 7% (1,685) and Riverbend with 4% (921).

TABLE 4-5

Residential Dwelling Units Approved by Building Permits in the City of Edmonton, 1989-1990, (Measured in Potential Dwelling Units)

Area Structure Plan Areas	1989				1990			
	Single,Semi Duplex Units	Row Units	Apart. Units	Total Units	Single,Semi Duplex Units	Row Units	Apart. Units	Total Units
Castle Downs	40	0	0	40	34	0	74	108
Castle Downs Ext.	47	52	0	99	54	0	0	54
Clareview,Hermitage Steele Heights	98	0	0	98	102	30	0	132
Kaskitayo	32	0	0	32	10	0	57	67
Lake District	266	0	0	266	221	0	0	221
The Meadows	94	0	0	94	136	0	0	136
Mill Woods	359	87	39	485	474	139	4	617
The Palisades	78	0	0	78	56	0	0	56
Pilot Sound	47	0	0	47	96	9	0	105
Riverbend	363	0	0	363	434	0	0	434
Twin Brooks	64	0	0	64	124	0	0	124
West Jasper Place	456	0	0	456	425	8	50	483
ASP AREAS TOTAL	1944	139	39	2122	2166	186	185	2537

Source: City of Edmonton, Planning and Development Department

TABLE 4-6

Estimated Numbers of Residential Dwelling Units Approved by Building Permits in Area Structure Plan Areas to December 1990

Area Structure Plan Areas		Single Family and Semi-Detached Units	Row Housing Units	Apartment Units	Total Units
Castle Downs	No.	6261	2530	1685	10476
	Row %	60	24	16	100
Castle Downs Extension	No.	106	52	0	158
	Row %	67	33	0	100
Clareview,Hermitage	No.	4730	3894	3194	11818
Steele Heights	Row %	40	33	27	100
Kaskitayo	No.	3585	2149	3392	9126
	Row %	39	24	37	100
Lake District	No.	2195	160	0	2355
	Row %	93	7	0	100
The Meadows	No.	455	0	0	455
	Row %	100	0	0	100
Mill Woods	No.	15172	5756	8496	29424
	Row %	52	20	29	100
The Palisades	No.	192	0	0	192
	Row %	100	0	0	100
Pilot Sound	No.	143	9	0	152
	Row %	94	6	0	100
Riverbend	No.	3743	629	921	5293
	Row %	71	12	17	100
Twin Brooks	No.	271	0	0	271
	Row %	100	0	0	100
West Jasper Place	No.	8115	4536	5023	17674
	Row %	46	26	28	100
ASP AREAS TOTAL	No.	45784	19873	22838	88494
	Row %	52	22	26	100

Source: City of Edmonton, Planning and Development Department

5. CITY OWNED RESIDENTIAL LAND

5.1 Supply of City Owned Raw Land

The City owned 293 hectares of raw land designated for residential uses (See Table 5-1), at the end of 1990.

Table 5-1
City-Owned Raw Land in Area Structure Plan Areas, December, 1990

	Hectares
Casselman/Steele Heights	24.0
Lake District	86.4
The Meadows	64.6
Mill Woods (Burnewood)	41.1
Pilot Sound	76.9
TOTAL City-Owned Raw Land in ASP Areas	293.0

SOURCE: City of Edmonton Planning and Development Department

5.2 City Owned Subdivided Residential Land

Since all of the City owned subdivided residential lots are serviced, the discussion in Section 5-4 applies here as well.

Table 5-2
Supply of City-Owned Vacant Subdivided Residential Land (Serviced and Unserviced) In Area Structure Plan Areas 1988-1990 (measured by potential dwelling units)

	1988			1989			1990		
	Single Family Units	Multi-Family Units	Total Units	Single Family Units	Multi-Family Units	Total Units	Single Family Units	Multi-Family Units	Total Units
TOTAL Combined Plan Areas	356	6,948	7,304	210	5,437	5,647	280	4,490	4,770

SOURCE: City of Edmonton Planning and Development Department

5.3 Servicing Program for City Owned Lots

There were 338 single family lots serviced in 1990 of which Mill Woods had 301 lots serviced and other plan areas 37 lots serviced.

Table 5-3
Annual Residential Servicing Activity for City-Owned Land, 1988-1990
(Measured in Potential Dwelling Units)

	1988			1989			1990		
	Single Family Units	Multi-Family Units	Total Units	Single Family Units	Multi-Family Units	Total Units	Single Family Units	Multi-Family Units	Total Units
Mill Woods	77	-	77	296	-	296	301	-	301
Other Plan Areas	44	-	44	10	-	10	37	-	37
TOTAL Combined Plan Areas	121	-	121	306	-	306	338	-	338

SOURCE: City of Edmonton Planning and Development Department

5.4 City Owned Serviced Residential Land

Through the Planning and Development Department, the City of Edmonton owns 280 vacant, serviced single family lots at end of 1990. It also owns vacant, serviced land with a development potential of 4,490 multi-family (row and apartment) units (See Table 5-4). Most of these lots are in Mill Woods.

Table 5-4
Supply of City-Owned Vacant Subdivided Residential Land
in Area Structure Plan Areas 1988 - 1990
(Measured in Potential Dwelling Units)

	1988			1989			1990		
	Single Family Units	Multi-Family Units	Total Units	Single Family Units	Multi-Family Units	Total Units	Single Family Units	Multi-Family Units	Total Units
TOTAL Combined Plan Areas	356	6,948	7,304	210	5,437	5,647	280	4,490	4,770

SOURCE: City of Edmonton Planning and Development Department

5.5 Sales of City Owned Residential Lots

The City sold 271 single family lots and multi-family land with a development potential of 375 dwelling units in 1990.

Table 5-5
City-Owned Land Sold for Residential Development, 1987-1989
(Measured in Potential Dwelling Units)

	1988			1989			1990		
	Single Family Units	Multi-Family Units	Total Units	Single Family Units	Multi-Family Units	Total Units	Single Family Units	Multi-Family Units	Total Units
Mill Woods	605	11	616	361	920	1,281	242	308	550
Other Plan Areas	277	-	277	200	-	200	29	67	96
TOTAL Combined Plan Areas	882	11	893	561	920	1,481	271	375	646

SOURCE: City of Edmonton Planning and Development Department